### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 32 Ray Drive, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,500,000		&		\$1,650,000					
Median sale p	rice									
Median price	\$2,305,000	Pro	operty Type	Hou	ise		Suburb	Balwyn North		
Period - From	01/01/2024	to	31/12/2024		So	urce	REIV			

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Moselle St MONT ALBERT NORTH 3129	\$1,656,000	09/11/2024
2			
3			

#### OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

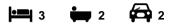
This Statement of Information was prepared on:

21/02/2025 08:05



# RT Edgar





**Property Type:** House **Land Size:** 375 sqm approx Agent Comments Vince Naz 0402 828 198 0402 828 198 vnaz@rtedgar.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending December 2024: \$2,305,000

Agent Comments

## **Comparable Properties**



1 Moselle St MONT ALBERT NORTH 3129 (REI/VG)

Price: \$1,656,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 389 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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